

85-54-A  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3B (1801.2 (c) 1) to permit a side yard of zero (0) feet in lieu of the required 6'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. This variance is requested to permit a carport to be constructed beside a residence thereby screening the cars from the roadway. The carport is needed to provide adequate and safe parking.
2. The neighbor was granted a similar side yard for a garage.
3. This requested variance is in strict harmony with the spirit and intent of the Zoning Regulations and will not injure the public health, safety, and general welfare.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
G. Scott Barhight  
(Type or Print Name)  
Signature \_\_\_\_\_  
204 W. Pennsylvania Avenue  
Address  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 823-7800  
Legal Owner(s): \_\_\_\_\_  
TELL BIN DER  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
3949 McDonogh Road  
Address Phone No.  
Baltimore, Maryland 21133  
City and State  
Name, address and phone number of legal owner, contracted purchaser or representative to be contacted:  
G. Scott Barhight  
Name  
204 W. Pennsylvania Ave., 823-7800  
Address  
Towson, MD 21204 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of July, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1984, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: August 10, 1984  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 85-53-A, 85-54-A,  
SUBJECT: 85-55-A, 85-58-A, 85-61-A, and 85-62-SpH

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JCH/sf

Norman E. Gerber, Director  
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1984

County Office Bldg.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

G. Scott Barhight, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 358 - Case No. 85-54-A  
Petitioner - Tell Bin Der  
Variance Petition

Dear Mr. Barhight:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Paul Lee Engineering, Inc.  
304 West Pennsylvania Ave  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL R.E.  
DIRECTOR

July 13, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #358 (1983-1984)  
Property Owner: Tell Bin Der  
E/S McDonogh Rd. 392' S. from centerline  
Lesan Rd.  
Acres: 0.16  
District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Work Agreement 27205, executed in conjunction with the development of "Century 21 at Randallstown", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 358 (1983-1984).

Very truly yours,

Robert S. Benson, P.E., Asst. Chief  
Bureau of Public Services

GSB:EAM:FWR:SS

P-SW Key Sheet 30 NW 33 Pos. sheet  
NW 8 I Topo 77 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3321  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 7/14/84  
Item # 358  
Property Owner: Tell Bin Der  
Location: E/S McDonogh Rd. 392' S.  
LESAN RD.

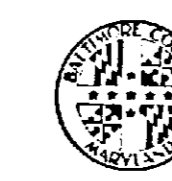
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

Stephen A. Robert  
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350  
STEPHEN T. COLLINS  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 345, 356, 357, 358, 359, 360, 361 ZAC-Meeting of July 3, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 345, 356, 357, 358, 359, 360 and 361.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/can

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit \_\_\_\_\_

\_\_\_\_\_

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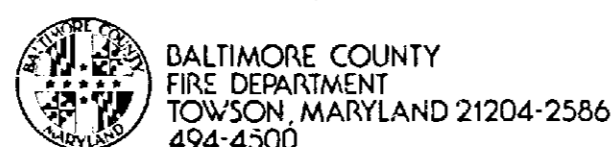
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BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

July 18, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Tell Bin Der

Location: E/S McDonogh Road 392' S. f. m c/l Lesan Road

Item No.: 358

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

85-54-A

District: *[Signature]* Date of Posting: *[Signature]*

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: *[Signature]*

Location of Sign: *[Signature]*

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: *[Signature]*

Number of Signs: *[Signature]*

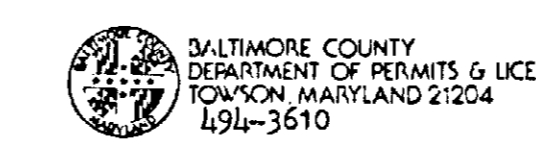
### CERTIFICATE OF PUBLICATION

TOWSON, MD., August 9, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on \_\_\_\_\_ August 9, 1984.

THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising 18<sup>00</sup>



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSING  
TOWSON, MARYLAND 21204  
494-3510

TED JABLON, JR.  
DIRECTOR

Comments on Item 358 Zoning Advisory Committee Meeting

Property Owner: Tell Bin Der

Location: E/S McDonogh Road

Building Zoning: DR 5.5

Proposed Zoning: Variance to permit a side yard setback of 0' in lieu of 6'

Area: 0.16

District: 2nd

The items checked below are applicable:

(X) All structure shall conform to the Baltimore County Building Code 1981, Council Bill 1-82 State of Maryland Code for the Handicapped and Age, and other applicable Codes.

(X) building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(X) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1601, line 5, Section 1607 and Table 1602.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_

G. A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1601.

I. Comments \_\_\_\_\_

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burbanck, Chief  
Plans Review

CHIEF:  
FOUN CL-82

### CERTIFICATE OF PUBLICATION

57827

Fikesville, Md., Aug. 8, 1984

Y. that the annexed advertisement

the NORTHWEST STAR, a weekly

led in Fikesville, Baltimore

before the 27th day of

Aug. 19 84

the first publication appearing on the

8th day of Aug. 19 84

the second publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$18.00

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S McDonogh Rd., 392' : OF BALTIMORE COUNTY  
S of the Centerline of :  
Lesan Rd. (3949 McDonogh :  
Rd.), 2nd District :  
TELL BIN DER, Petitioner : Case No. 85-54-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 8th day of August, 1984, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman

August 23, 1984

G. Scott Barhight, Esquire  
204 West Pennsylvania Avenue  
Towson, Maryland 21204

Re: Petition for Variance  
E/S McDonogh Rd., 392' S of the c/l of  
Lesan Road (3949 McDonogh Road)  
Tell Bin Der - Petitioner  
Case No. 85-54-A

Dear Mr. Barhight:

This is to advise you that \$41.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*[Signature]*  
LD JABLON  
g Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 8/30/84 ACCOUNT: 8-01-615-000

AMOUNT: \$41.00

RECEIVED FROM: C. Scott Barhight, Esquire

FOR: Advertising and posting Case 85-54-A (Tell Bin Der)

6 105\*\*\*\*\*41001a 831af

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 6/24/84 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: *[Signature]* 358

FOR: *[Signature]* 358

6 105\*\*\*\*\*35010 8204A

VALIDATION OR SIGNATURE OF CARRIER

Paul Lee P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
821-5341

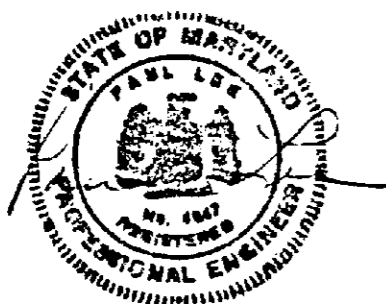
DESCRIPTION

LOT 2, BLOCK D, PLAT 2, CENTURY 21 AT RANDALLSTOWN, #3949 McDONOGH ROAD,  
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Side Yard Variance.

Beginning at a point on the east side of McDonogh Road, seventy feet wide, as shown on Plat 2 of Century 21 at Randallstown, and as recorded among the land records of Baltimore County in Plat Book E.H.K.Jr. 36-5, at the dividing line between Lots 2 and 3, Block D, said beginning point being a distance of 392 feet  $\pm$  southerly along the east property line from the center line of Lesan Road, thence binding on the east right-of-way of McDonogh Road the two following courses and distances (1) S 01°55'00" East 12.13 feet and (2) by a curve to the left with a radius of 965.00 feet and a length of 52.89 feet, thence leaving said east side of McDonogh Road (3) N 88°05'00" East 108.55 feet, thence (4) N 01°55'00" West 65.00 feet and (5) S 88°05'00" West 110.00 feet to the place of beginning.

Containing 0.16 acres  $\pm$  of land.



Engineers — Lawyers — Site Planners 2/13/84 ✓

PETITION FOR VARIANCE  
2nd Election District

ZONING: Petition for Variance  
LOCATION: East side McDonogh Rd., 392 ft. South of the centerline of Lesan Road (3949 McDonogh Road)  
DATE & TIME: Monday, August '7, 1984 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 0 ft. in lieu of the required 6 ft.

Being the property of Tell Bin Der, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCE  
E/S McDonogh Road, 392' S of  
the centerline of Lesan Road  
(3949 McDonogh Road) - 2nd  
Election District  
Tell Bin Der,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 85-54-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of zero feet instead of the required 6 feet, as is more fully described on Petitioner's Exhibit 1, in order to construct a carport. In addition, the Petitioner seeks permission to amend the 1st amended Development Plan of Century 21 at Randallstown, Plat 2, accordingly.

The Petitioner appeared and testified, and was represented by counsel. Also appearing for the Petitioner was Paul Lee, a registered engineer. There were no Protestants.

Testimony indicated that the Petitioner owns two adjoining parcels, both zoned D.R. 5.5, each improved with a single family residence. The Petitioner lives in one, 3947 McDonogh Road, and rents the other, 3949, to his nephew.

In Case No. 79-152-A, the Petitioner received a variance for a side yard setback for 3947 to build a garage. The side yard impacted was the side facing 3949. Now, the Petitioner seeks a setback to the side yard requirement for 3949 that facing 3947. The purpose is to construct a carport. There presently exists a common concrete driveway serving both homes. A carport cannot be built elsewhere on the site as it would require the relocation of the driveway and there is not sufficient area elsewhere to maneuver. The Petitioner is a

restaurant owner who often comes home late at night with his day's receipts, and the carport would provide additional screening for protection.

Mr. Lee believes that the conditions delineated in Section 307 are satisfied.

The Petitioner seeks relief from Section 1B02.3.B (1B01.2.C.4 and 301.1), pursuant to Section 307, Baltimore County Zoning Regulations, (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety,

-2-

and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of August, 1984, that the Petition for Zoning Variance to permit a side yard setback of zero feet instead of the required 6 feet be and is hereby GRANTED, from and after the date of this Order, subject however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The request to amend the 1st Amended Final Development Plan of Century 21 at Randallstown, Plat 2, is hereby approved, pursuant to Section 1B01.3.A.7.c, BCZR.

Zoning Commissioner  
of  
Baltimore County

AJ:ehh

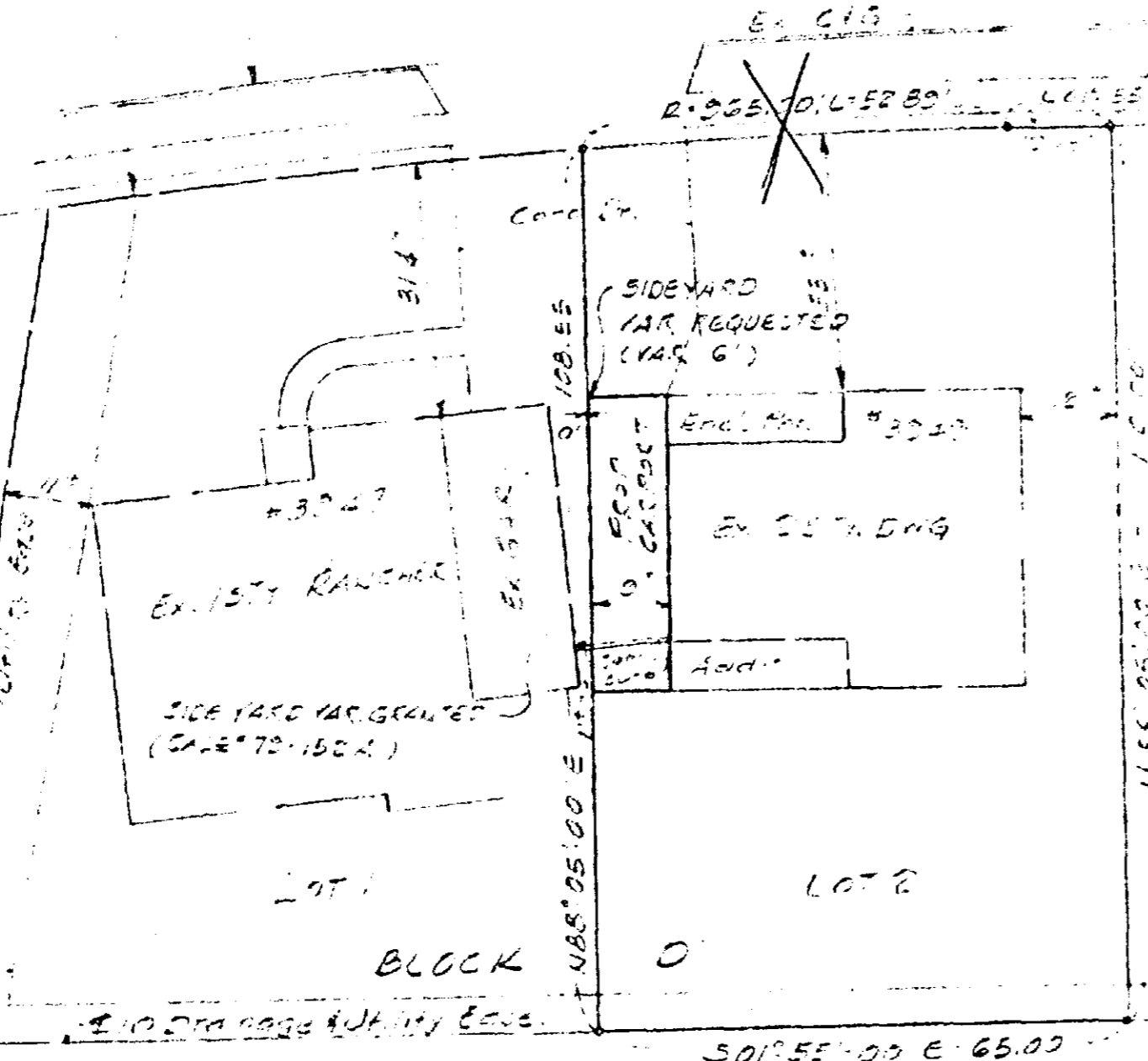
cc: William Hesser, Esquire  
People's Counsel

ORDER RECEIVED FOR FILING

DATE August 30, 1984  
BY Mary Conner (clerk)

EXIST. ZONING: OR. 5.5  
EXIST. USE: RESIDENTIAL

EX GAG.

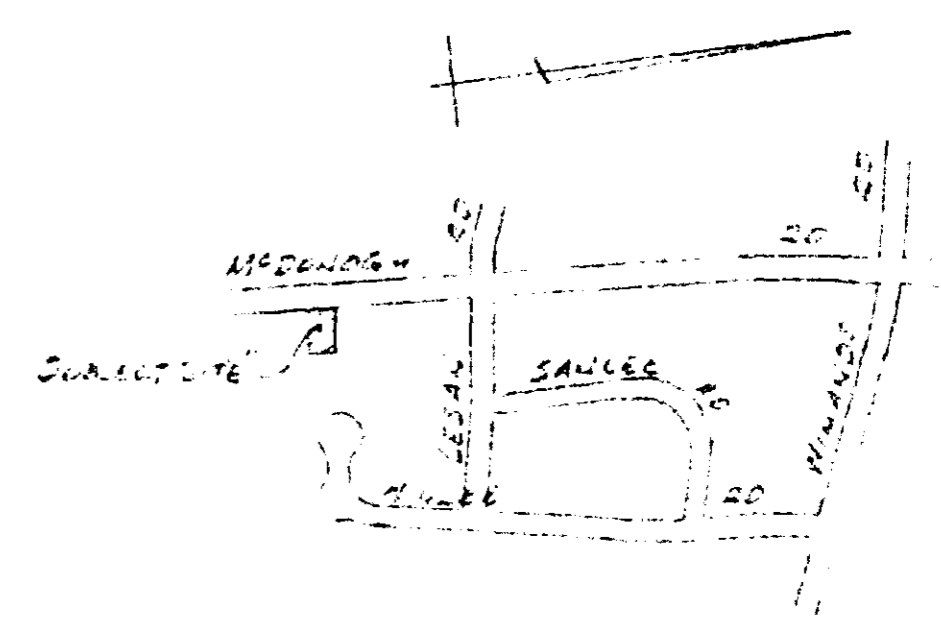


EXIST. ZONING: CR-55  
EXIST. USE: RESIDENTIAL  
MCDONOUGH MANOR  
NEW ADDITION  
G.H. & JR. 41-110

East Lansing DREB  
East Lansing Residential

PLATO  
LECTURE: STATE REVENUE DATA  
DATE: 10-5

EXOT 200 00 00 05  
GALT DIST. RESERVATION



LOCATION PLAN  
SCALE 1"=500'

### GENERAL NOTE

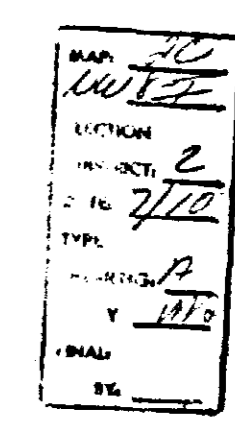
1. PLEASE RE-PROJECT THE LOT B) 7104 3 P. 1.015 ACRES  
2. EAST ENDING OF PROPERTY 1.015 ACRES  
3. EAST SIDE OF PROPERTY 1.015 ACRES  
4. PROPORTIONING OF PROPERTY 1.015 ACRES  
5. SEWER WATER EXISTING TO SITE  
6. PROPERTY LOCATED IN ZONING 1.015 ACRES  
7. DWELLINGS ON LOTS 1 & 2 OWNED BY PETT OVER  
8. PETT OVER IS REQUESTING A VARIANCE TO SECTION  
180.000.001.12 IF 4' (THAT IS 4' SECTION 180.000.001.12)  
INSTEAD OF THE REQUIRED 6' (A VARIANCE OF 2')

PLAN TO ACCOMPLISH ACTION  
FOR

SIDE YARD VARIANCE

\*3949 MCDONOUGH ROAD

ELECT DIST 2                      BALTIMORE CO., MD.  
SCALE: 1"=50'                      FEB. 9, 1984



PAUL LEE ENGINEERING, INC  
306 N. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

**PETITIONER'S  
EXHIBIT \_\_\_\_\_**

